

Mountain View City Attorney's Impartial Analysis of Amendment to the Community Stabilization and Fair Rent Act

This measure is a charter amendment that would modify the Community Stabilization and Fair Rent Act (CSFRA). Currently, the CSFRA limits rent increases in most multi-family buildings constructed before 1995 and regulates the reasons for evicting a tenant in most multi-family buildings constructed before 2017. The Rental Housing Committee (RHC) oversees implementation of the CSFRA.

Under the measure, the RHC would be prohibited from paying themselves. The measure would clarify that the RHC is a part of the City and not a separate legal entity. The RHC would continue to implement the CSFRA with City employees and/or contractors, and the RHC would be authorized to implement other ordinances passed by the City Council.

Currently, the City Council appoints City residents to the RHC. The measure would allow the City Council to appoint non-residents to the RHC if they own or manage property regulated by the CSFRA and would clarify that the City Council may remove members of the RHC. The measure would also clarify that the City Council is not required to provide funds to the RHC or to implement the CSFRA.

The measure would discontinue annual rent increases based on the consumer price index and instead allow rent to increase each year by up to 4%.

Under the measure, the RHC must create rules to allow landlords to recover costs from specific capital improvements through temporary rent increases. The RHC would publish a list of eligible capital improvements that are necessary to comply with health and safety regulations that improve environmental sustainability or that extend the useful life of a building. Luxury improvements would be excluded from the cost recovery procedure. Temporary rent increases for capital improvements could not be charged until the improvement was completely constructed and could not result in a total annual rent increase above 10%.

The measure includes a new exemption to expressly exclude mobile homes and mobile home spaces from regulation under the CSFRA and clarifies that the City Council may adopt ordinances that provide greater protections for individuals who rent their primary residence.


The measure includes additional technical amendments for clarity and to comply with the Ellis Act and other state laws. Under the measure, a duplex would be exempt from the CSFRA only if it were the only building on a single property; senior housing

facilities would be exempt when qualified as tax-exempt such as a 501(c)(3); and units that are subject to a recorded regulatory agreement that guarantees affordability for extremely low, very low and low income tenants as defined in state law would be exempt.

This measure was placed on the ballot by the City Council.

The above statement is an impartial analysis of Measure _____. If you desire a copy of the measure, please call the City Clerk at (650-903-6304) and a copy will be mailed at no cost to you. Copies are also available in the City Clerk's Office and on the City's website at www.mountainview.gov.

Submitted by:


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